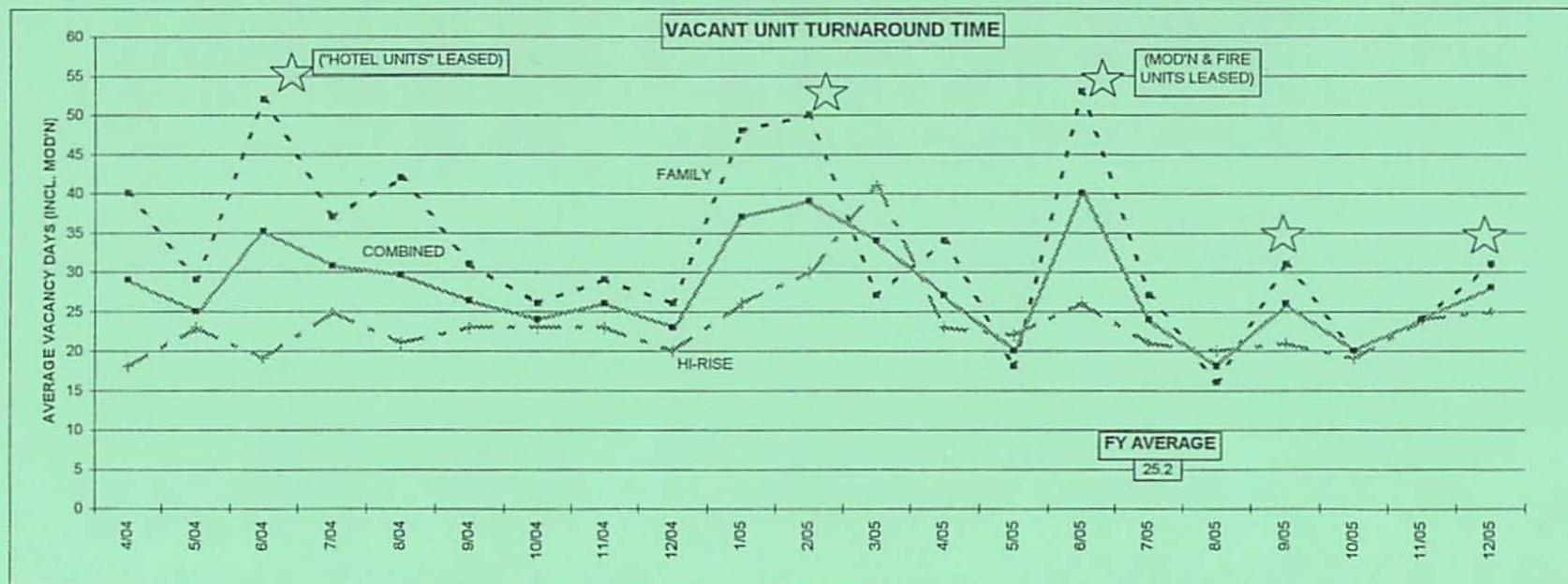


## VACANT UNIT TURNAROUND TIME

	FY2003	FY2004	FY2005	FY 2005												FY 2006												YTD
	AVG	AVG	AVG	4/04	5/04	6/04	7/04	8/04	9/04	10/04	11/04	12/04	1/05	2/05	3/05	4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05	AVG			
HI-RISE - # OF UNITS	39	38	35	32	29	33	35	36	40	31	39	40	30	34	41	39	36	34	39	33	37	45	35	41	38			
HI-RISE TURNAROUND	27.9	21.3	24.3	18	23	19	25	21	23	23	23	20	26	30	41	23	22	26	21	20	21	19	24	25	22			
FAMILY - # OF UNITS	19	30	29	30	17	32	29	25	31	23	34	34	29	30	33	24	24	37	33	37	45	33	37	36	34			
FAMILY TURNAROUND	44.4	37.3	36.4	40	29	52	37	42	31	26	29	26	48	50	27	34	18	53	27	16	31	20	24	31	28			
TOTAL VACANCY DAYS	1897	1932	1816	1771	1152	2287	1971	1806	1870	1294	1880	1700	2185	2526	2544	1690	1208	2824	1708	1257	2167	1540	1751	2118	1807			
COMBINED # OF UNITS	57	68	64	62	46	65	64	61	71	54	73	74	59	64	74	63	60	71	72	70	62	78	72	77	72			
COMBINED TURNAROUND	33.1	28.3	29.9	29	25	35	31	30	26	24	26	23	37	39	34	27	20	40	24	18	26	20	24	28	25			
FISCAL YTD AVERAGE	33.1	28.3	30.0	28.6	27.1	30.1	30.3	30.2	29.4	28.7	28.3	27.6	28.5	29.5	30.0	26.8	23.6	29.5	27.9	25.9	26.0	25.0	24.9	25.2	25.2			



\* Modernization vacancy days are included here, but they are excluded from the PHAS "Turnaround Time" indicator.

"Hotel units" used during modernization were leased during the starred months, raising the average family unit turnaround time.

The average vacant unit turnaround time in FY 2005, excluding modernization-vacancy days, was 26.4 days.

The average vacant unit turnaround time in FY 2004, excluding modernization-vacancy days, was 26.66 days. The average in FY 2003 was 28.87 days.

## PUBLIC HOUSING WAITING LIST

WAITING LIST ACTIVITY	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	Total
A. Previous Applicants	914	1371	2936	1165	407	136	6929
+ New Applicants	78	80	116	58	19	10	361
+ Reinstated	0	0	0	0	0	0	0
- Applic's Canceled/Withdrawn	33	46	58	3	8	0	148
- Applicants Denied	6	11	7	4	1	0	29
- Applicants Housed	2	33	8	10	5	1	59
= Applicants Pending	951	1361	2979	1206	412	145	7054

The public housing waiting list was opened for all applicants on September 13, 2004.

5	Hi-Rise Transfers
13	Family Transfers
18	Total Transfers
77	TOTAL LEASES SIGNED

B. Race and Ethnicity	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	TOTAL	No.	%	
White	132	14%	638	47%	690	23%	229	19%	41	10%
African American	745	78%	567	42%	1761	59%	697	58%	208	50%
Native American	13	1%	30	2%	66	2%	20	2%	6	1%
Asian	60	6%	122	9%	439	15%	251	21%	155	38%
Pacific Islander	0	0%	0	0%	8	0%	1	0%	0	0%
Multiple Races	0	0%	0	0%	10	0%	5	0%	0	0%
None given	1	0%	4	0%	5	0%	3	0%	2	0%
<b>TOTAL</b>	<b>951</b>	<b>100%</b>	<b>1361</b>	<b>100%</b>	<b>2979</b>	<b>100%</b>	<b>1206</b>	<b>100%</b>	<b>412</b>	<b>100%</b>
Hispanic	22	2%	81	6%	153	5%	71	6%	18	4%
Non-Hispanic	929	98%	1276	94%	2822	95%	1133	94%	392	95%
Blank	0	0%	4	0%	4	0%	2	0%	2	0%

C. Applicant Ages	0	%	No.	%	No.	%	No.	%	No.	%	No.	%
62+ ("Elderly") *	0	0%	209	15%	50	2%	29	2%	10	2%	5	3%
50 - 61 ("Near elderly") *	2	0%	467	34%	198	7%	93	8%	41	10%	12	8%
25 - 49	479	50%	596	44%	1378	46%	887	74%	336	82%	126	87%
20 - 24	329	35%	71	5%	1094	37%	188	16%	22	5%	1	1%
18 - 19	141	15%	18	1%	259	9%	9	1%	3	1%	1	1%
All Ages	951	100%	1361	100%	2979	100%	1206	100%	412	100%	145	100%

\*HUD terms

(Reports run on different dates show different totals.)

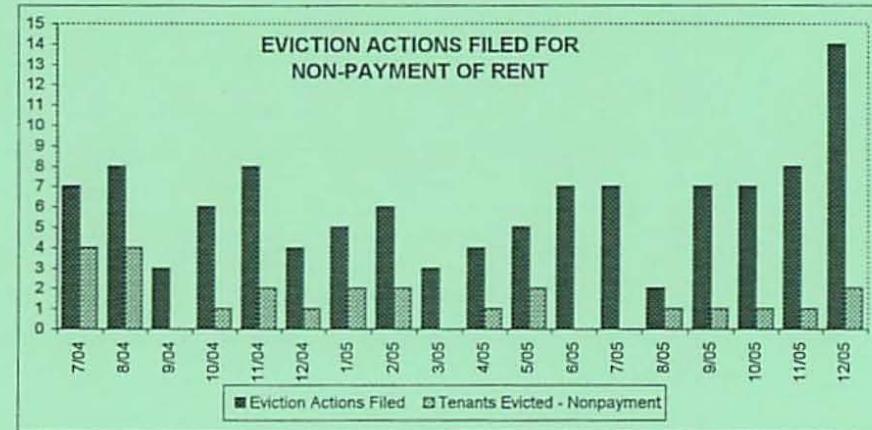
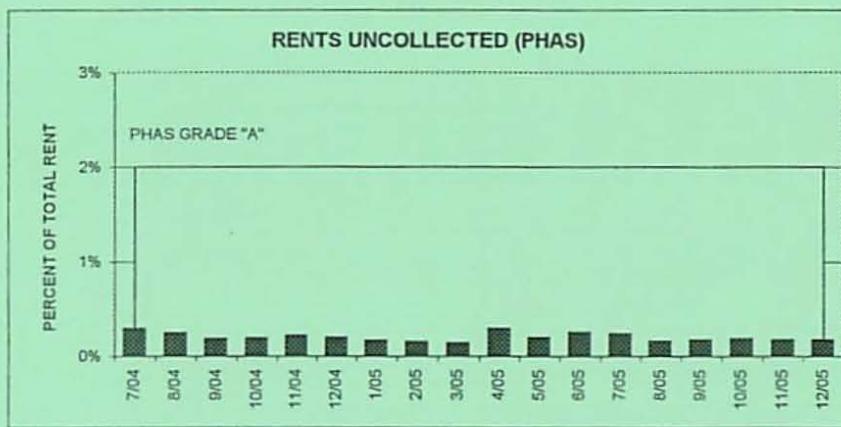
## SECTION 8 WAITING LIST

The Section 8 waiting list has been closed to new applicants since November 21, 2002.

D. Race and Ethnicity	0 BR	1 BR	2 BR	3 BR	4 BR	5+ BR	TOTAL	No.	%	
White	0	0%	245	47%	130	23%	44	12%	9	9%
African American	1	100%	244	47%	375	66%	278	78%	73	73%
Native American	0	0%	15	3%	10	2%	11	3%	3	3%
Asian	0	0%	12	2%	37	7%	21	6%	12	12%
Pacific Islander	0	0%	0	0%	1	0%	0	0%	0	0%
Multiple Races	0	0%	7	1%	15	3%	4	1%	3	3%
None given	0	0%	0	0%	0	0%	0	0%	0	0%
<b>TOTAL</b>	<b>1</b>	<b>100%</b>	<b>523</b>	<b>100%</b>	<b>568</b>	<b>100%</b>	<b>358</b>	<b>100%</b>	<b>100</b>	<b>100%</b>
Hispanic	0	0%	20	4%	27	45%	17	5%	2	2%
Non-Hispanic	1	100%	503	96%	541	95%	341	95%	98	4%
Blank	0	0%	3	1%	0	0%	3	1%	1	1%

## RENTS UNCOLLECTED

	FY 2005						FY 2006								
	10/04	11/04	12/04	1/05	2/05	3/05	4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05
BEGINNING BALANCE 3/31	3,059	3,059	3,059	3,059	3,059	3,059	1,764	1,764	1,764	1,764	1,764	1,764	1,764	1,764	1,764
CUMULATIVE MONTHLY RENT ROLL	6,245,783	7,143,138	8,035,348	8,936,098	9,632,631	10,729,935	904,818	1,825,119	2,750,024	3,675,664	4,598,776	5,518,725	6,439,831	7,363,277	8,293,207
CUMULATIVE NEGATIVE RENTS	46,651	53,249	59,839	66,438	73,795	80,622	6,843	12,739	18,639	24,724	31,379	38,000	44,060	49,562	55,078
(A) TOTAL GROSS RENTS	6,295,493	7,199,446	8,098,246	9,005,595	9,909,485	10,813,616	913,425	1,839,622	2,770,427	3,702,152	4,629,919	5,558,489	6,485,655	7,414,603	8,350,049
UNCOLLECTED RENT, CURRENT	2,959	5,042	3,870	2,017	2,634	1,764	2,097	3,224	4,056	3,676	2,445	2,325	4,675	2,712	4,899
UNCOLLECTED RENT, VACATED	3,951	5,890	5,357	5,695	5,179	2,729	603	449	777	3,010	2,860	3,883	4,243	6,656	3,695
CUMULATIVE COLLECTION WRITE-OFFS	5,259	5,259	7,365	7,365	11,179	0	0	2,279	2,279	2,279	3,566	3,566	6,343		
(B) TOTAL UNCOLLECTED RENT	12,169	16,192	16,591	15,077	15,178	15,673	2,700	3,673	7,112	8,985	7,585	9,774	12,485	12,933	14,937
PHAS RATIO (B/A)	0.19%	0.22%	0.20%	0.17%	0.15%	0.14%	0.30%	0.20%	0.26%	0.24%	0.16%	0.18%	0.19%	0.17%	0.18%
PHAS STANDARD	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%



## LEASE TERMINATIONS FOR NONPAYMENT OF RENT

	FY2006														
	10/04	11/04	12/04	1/05	2/05	3/05	4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05
Termination letters sent	143	145	152	175	127	117	152	179	142	203	163	158	230	167	170
Eviction Actions Filed	6	8	4	5	6	3	4	5	7	7	2	7	7	8	14
Tenants Evicted - Nonpayment	1	2	1	2	2	0	1	2	0	0	1	1	1	1	2

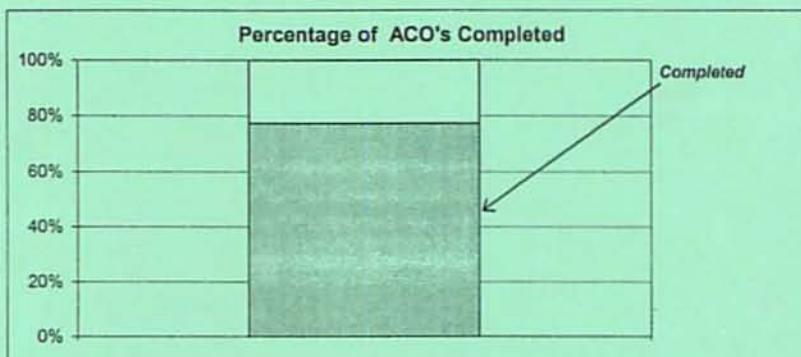
## ANNUAL APPLICATIONS FOR CONTINUED OCCUPANCY (ACO's) - FY2006

100% of required ACOs for FY2005 were completed.

Avail. Units	Number of ACO's Performed by Month												Year to Date Total*	Year to Date Percent
	4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05	1/06	2/06	3/06		
HI-RISE	2526	206	284	191	153	189	5	355	145	342			1,870	74%
FAMILY	1710	95	321	135	240	122	257	108	114	10			1,402	82%
TOTAL*	4236	301	605	326	393	311	262	463	259	352			3,272	77%

\* Total ACO's may exceed total units due to residents moving and transferring during the year.

Some ACO's were still pending at year-end due to resident hospitalizations and other causes.



## PUBLIC HOUSING LEASE TERMINATIONS FOR CAUSE

(Units vacated during the month due to lease termination by Housing Manager for cause)

	4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05	1/06	2/06	3/06	Year to Date Total*
Family Units	2	1	3	4	9	2	10	3	4				38
Hi-Rise Units	2	4	4	9	8	7	4	2	4				44
Total	4	5	7	13	17	9	14	5	8				82

Total Lease Terminations:	FY96	31
	FY97	66
	FY98	61
	FY99	42
	FY00	56
	FY01	74
	FY02	68
	FY03	66
	FY04	75
	FY05	72

## PREVENTIVE MAINTENANCE INSPECTIONS - FY2006

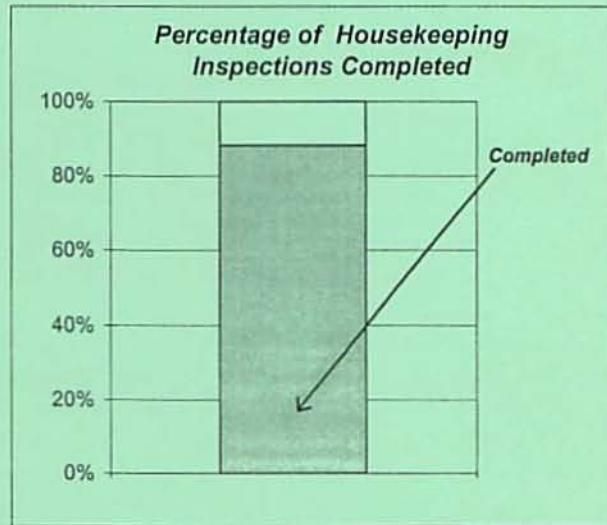
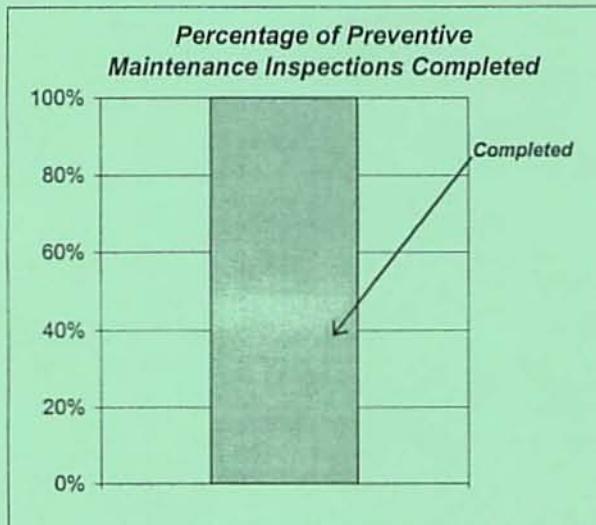
## (PHAS UNIT INSPECTIONS)

Maintenance Department

(100% of required FY 2005 inspections were completed)

Units	Number of Inspections Performed by Month											Year To Date Total**	Year To Date Percent	
	4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05	1/06	2/06			
FAMILY*	1710	236	231	233	207	180	176	207	110	138			1718	100%
HI-RISE*	2548	485	510	546	471	378	132	23	1	2			2548	100%
TOTAL*	4258	721	741	779	678	558	308	230	111	140			4266	100%

\*\* Totals may exceed 100% due to multiple inspections of some units.



## HOUSEKEEPING INSPECTIONS - FY2006

Resident Services Department

(100% of required FY 2005 inspections were completed)

Units	Number of Inspections Performed by Month											Year To Date Total	Year To Date Percent	
	4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05	1/06	2/06			
FAMILY HOUSING	1710	186	264	219	199	245	161	142	73	116			1605	94%
HI-RISE	2548	67	238	247	284	284	256	261	269	244			2150	84%
TOTAL	4258	253	502	466	483	529	417	403	342	360			3755	88%